



NARRATIVE INFORMATION SHEET Kanawha County Commission

FY2021 Coalition Community-Wide Brownfield Assessment Grant Proposal

1. Applicant Identification:

Kanawha County Commission
PO Box 3627
Charleston, WV 25336

Kanawha County Commission is a recognized County government and eligible to receive an Assessment Grant.

2. Funding Requested:

a. Assessment Grant Type: Coalition-Community-wide

b. Federal Funds Requested:

i. Amount: \$600,000

ii. Waiver: Not applicable: We are not requesting a waiver to the \$200,000 site-specific grant limit

c. Contamination: Hazardous Substances and Petroleum

3. Location: Kanawha County with specific focus on the communities of Montgomery, Marmet, Belle, Clendenin, St. Albans, and the cities of Charleston and South Charleston. Coalition partners are City of Charleston, City of South Charleston, and Charleston area Alliance (the lead economic development entity for Kanawha County).

4. Property Information for Site-Specific Applications: Not Applicable

5. Contacts:

a. Project Director

Kim Mallory, Grants Coordinator
Kanawha County Commission
PO Box 3627
Charleston, WV 25336
(304) 357-9147

b. Chief Executive:

Kent Carper, President
Kanawha County Commission
PO Box 3627
Charleston, WV 25336
(304) 357-0656

6. Population: Kanawha County has a population of approximately 178,000. Within the county we will target the following incorporated municipalities:

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	Page 4
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Page 1
The priority site(s) is in a federally designated flood plain.	Page 1
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	N/A
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	Page 8

8. Letter From West Virginia Department of Environmental Protection: see attached



west virginia department of environmental protection

Office of Environmental Remediation
601 57th Street SE
Charleston, WV 25304
Phone: 304-926-0455

Austin Caperton, Cabinet Secretary
dep.wv.gov

October 15, 2020

Mr. Kent Carper, President
Kanawha County Commission
407 Virginia Street East
Charleston, WV 25310

RE: State Environmental Authority Acknowledgement Letter
FY21 U.S. EPA Brownfields Assessment Coalition Grant Application
EPA-OLEM-OBLR-20-06

Dear Mr. Carper,

Thank you for your continued efforts to further enhance the state's environment, economy, and quality of life by applying for a U.S. EPA Brownfields Assessment Coalition Grant in partnership with the City of Charleston, the City of South Charleston, and the Charleston Area Alliance. Kanawha County has witnessed the rise and fall of industry over time, and many brownfields have been left behind as businesses closed. Yet the region has great potential and continues to evolve. This grant will provide the vital funding to conduct environmental assessments and ensure continued development, investment, revitalization, and success in the county.

As you prepare your application for this funding, the WVDEP Office of Environmental Remediation is in full support of your efforts. We are committed to assisting you assess, remediate, and redevelop vacant, underutilized, and contaminated properties throughout the Kanawha County into productive and positive new uses. Please do not hesitate to contact me with any questions or needs.

Sincerely,

Casey E. Korbini
Deputy Director for Remediation Programs

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area: Kanawha County, West Virginia is the proposed area for this assessment grant. While the county will assess all areas within its jurisdiction, we will also target communities that lie along the 50 miles of the Kanawha River that bisects the county. The target communities include Montgomery, Marmet, Belle, Charleston, South Charleston, and St. Albans. These communities are home to six Opportunity Zones. The community of Clendenin is also listed as a priority target area as it sits on the Elk River, one of the most bio-diverse rivers east of the Mississippi River, and it is the southern terminus of a newly created rail trail and State Park. The town of Clendenin sits in a federally designated flood plain. There is a tremendous amount of opportunity in this northern portion of the county to support a newly emerging tourism economy. Kanawha County has traditionally depended on extractive industries such as coal, natural gas, salt and timber to power its economy. The growth of these extractive industries provided steady and rewarding employment which created many thriving small towns and communities throughout the otherwise rural terrain. The coal industry has declined significantly in the face of lower-cost natural gas, renewable energy and regulations designed to reduce greenhouse gas emissions and protect public health. Utilities are accelerating their retirement of coal plants because they are increasingly uneconomical. The result has been the loss of over 8,000 direct coal related jobs in the county and surrounding areas from 2015 to the present. Based on an average annual wage of \$60,000, this represents lost wages of almost \$500,000,000 to the local economy.

The chemical industry was historically a driving economic force for the county. The world's first ethylene plant was built by Union Carbide around 1920 in South Charleston, and the chemical industry expanded rapidly in the region during World War I, when many chemicals originating overseas could no longer be imported. Additional expansions in the chemical industry throughout the target area occurred during and after World War II. By the 1950s, the target area became known as the Chemical Valley, with over 40 companies in the region that produced multiple lines and varieties of chemicals. Westvaco Chlorine Products Corporation used chlorine from local salt to operate the largest chlorine manufacturing facility in the world, and American Viscose Company (later FMC Corporation) managed the world's largest rayon fiber manufacturing facility. Allied Chemical Corporation produced acids; Monsanto Corporation produced petrochemicals; Dupont produced caustic soda, hydrogen and chlorine; and numerous smaller scale chemical companies were also located in the target area.

Both World Wars and U.S. economic prosperity brought unprecedented boom periods to the community's chemical manufacturing industry. However, when chemical companies began copying facility production lines and opening new facilities in overseas locations where employment costs were lower and environmental regulations were less stringent or non-existent, the demise of the chemical industry began. In 1954, the target area's employment by chemical companies peaked at 38,000. By 1976, employment had dropped to approximately 25,000, and by 1991, employment plummeted to approximately 17,000. As of 2010, only 10,000 residents were employed by a chemical company, a 74% employment reduction over a period of only 56 years. These chemical industry job losses are especially significant due to lost wages and taxes, with the current average regional chemical worker's wage at \$75,450 per year. Because most of these jobs required a high level of education and training (e.g., chemical and mechanical engineers, professional electricians and pipefitters, and chemical operators), the decline also resulted in a "brain drain" from in the target area. These lost chemical industry jobs have accounted for an

estimated 56,000 additional job losses (2 to 1 job ratio) from chemical industry support businesses, the majority of these in the small business sector. The near collapse of the chemical industry has left numerous abandoned and underutilized brownfield sites scattered across the target area, including manufacturing sites and support businesses.

All of this disinvestment has resulted in a precipitous population decline in the county from a 1980 high of 250,000 to today's low of 178,000, and an excessive inventory of vacant and abandoned properties that will require extensive analysis of their redevelopment potential.

ii. Description of the Priority Brownfield Sites: Kanawha County and its community Coalition partners have compiled a preliminary brownfields site inventory. . The following is just a sample of the many sites we have identified as potential brownfield sites.

Former Union Carbide Above-Ground Tank Farm – located at 437 SW MacCorkle Avenue in Charleston, the 30.4-acre property is located on the Kanawha River, and was utilized since the mid-1900's as a large-volume liquid chemical storage facility, including more than 30 above-ground tanks, plus an office building. The property has been identified for future critically needed industrial development, and for use by the City of Charleston's Public Works Department for equipment storage and office use. Potential contaminants include various petro-chemicals and heavy metals for production of industrial chemicals and gases, plastics, electronics and pesticides.

Former Bartlette Burdette Cox Funeral Home (Opportunity Zone 54039000800) - The two-story brick commercial structure contains about 10,000 square feet. It was built in 1930 and is now vacant. The site is located in a popular redevelopment area called Elk City that is being transformed with new housing and small business development.

The Union Building (Opportunity Zone 54039000900) - The historic Union Building is located in downtown Charleston at 723 Kanawha Boulevard. It is a neoclassical, 14 story building that is situated next to the Kanawha River. When it was constructed from 1909 – 1911, it was the tallest building in West Virginia. The property is partially occupied with office tenants and is underutilized. There is interest on the part of developers to redevelop this site into housing. A housing study has identified the demand for an additional 300 units of downtown housing.

Former K-mart property (Opportunity Zone 540390001700) - The property is located at 6531 MacCorkle Avenue SE and is a former K-Mart retail store. It consists of 105,358 square feet and is located on 8 acres of land. The property is now vacant. It has easy access to Interstate 64/77 and is surrounded by strip commercial space. The out of state owner has expressed interest in donating the property so it is ripe for redevelopment.

Former Montgomery City Pool – located at 1035 4th Avenue in Montgomery and adjacent to the Kanawha River, the 2.5-acre closed pool property includes multiple buildings, playground area, and a fueling location for river boat traffic. The property has been identified as a trail head location for future expansion of the Hatfield-McCoy off-road trail system. This trail system is part of a regional outdoor recreation plan being developed by the Kanawha County Commission. Potential contaminants include petroleum (gasoline) from former underground storage tanks, and asbestos-containing materials and lead-based paint in building materials.

Clendenin Rail Trail Trailhead - The Clendenin Trailhead improvements are critical to insuring Clendenin becomes a dynamic hub of activity along the newly created Elk River Rail Trail State Park. The land designated for the Clendenin trailhead is on the abandoned rail road right of way which may have creosote and heavy metal contaminants. A plan has been developed to include a kiosk with the official trail map and rules and a picnic shelter. Other improvements will include demolition of former building foundations, additional paving for parking lot, sealcoating and striping existing asphalt, bumper blocks, parking lot lighting, benches, bike racks, trash

receptacles, interpretive signs, directional/distance sign, and landscaping enhancements.

Former Marmet School - The former Marmet School is located on a busy commercial corridor (State Route 61) with easy access to Interstate 64/77. The building has 45,000 square feet of vacant space that has greatly deteriorated and is a blight on the community. There is significant concern about the condition of this building and its impact on the community. The site has excellent redevelopment potential, being targeted for elderly housing or commercial space.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans: The following statements reflect the development goals of the county and the communities that lie within the county.

- Facilitate the development of downtown housing to create a robust and vibrant community.
- Serve as the collaborative conduit for property redevelopment.
- Develop or facilitate the development of industrial sites to attract targeted industries including chemicals & polymers, auto parts manufacturing, metals fabrication, and business services.
- Diversify the economy through development and promotion of the outdoor recreation industry.

Several recent studies have developed the data that forms the underlying foundations for these goals. These goals for land use and revitalization in the county are consistent with land use plans of several agencies. The “Strategic Urban Renewal Plan for Downtown Charleston, Near East End and Near West Side Districts” (Charleston Urban Renewal Authority, October 2016) includes several objectives which complement our goals, including: Addressing Blight; Increasing Tax Base; Increasing Investment and Development; and, Invigorating the Business Community. These efforts also coincide with the Kanawha Valley Regional Economic Development Strategic plan: “Roadmap for Future Development - Vision 2030”. A major component of the “Vision 2030” strategy is the “reuse of idled, underutilized and abandoned industrial properties within the Kanawha Valley”, especially chemical facility and supporting industry properties along the Kanawha River. Charleston has also utilized recently passed State legislation to establish a Land Reuse Agency to facilitate the return of vacant, abandoned, and tax-delinquent properties to productive use.

ii. Outcomes and Benefits of Reuse Strategy: A recent study of Charleston’s housing market has identified the need for an additional 300 units of downtown housing. There are several unused buildings we hope to assess which are excellent candidates for housing, including the Union Building listed above. Also, in response to the lack of economic development sites in the region, Advantage Valley, a regional economic development organization and local community partner on this project, identified the need for industrial sites in Kanawha County. The former Union Carbide tank farm site previously discussed represents an important opportunity for industrial redevelopment especially as a site to attract one or more of our target industry sectors. Finally, Kanawha County is investing heavily in the development of outdoor recreation for the more rural areas of the county surrounding the towns of Clendenin, Marmet, and Montgomery. We will prioritize buildings and sites that are located where there are development opportunities to serve outdoor recreationists who are accessing hiking and biking trails, ATV trails, and river recreation. These communities are poised to develop the tourism services needed to support the tourism sector.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse: During this time of COVID-19, Kanawha County is not in a financial position to assess properties for their future redevelopment potential. Tax revenue losses

means that the county has to rely on programs such as the EPA Brownfields Program to undertake the necessary due diligence to put these properties back into productive use. The environmental assessments proposed are intended to free up other county and municipal funding sources for redevelopment of the priority sites. The municipalities located in the target area are eligible for traditional federal and state grant funding, but environmental assessment must often be completed before investment in brownfield sites can occur. This project will enable target area towns and cities to secure funding from other governmental agencies and private foundations and use their Opportunity Zones to encourage private investment. Several other funding sources are available to local communities, including but not limited to:

- Housing and Urban Development, Community Development Block Grants
- Appalachian Regional Commission
- U.S. Department of Commerce, Economic Development Administration
- West Virginia Economic Development Authority
- West Virginia Housing Development Fund
- West Virginia Recreational Trails Grants
- Equity from New Markets Tax Credits
- Coal Severance Taxes

ii. Use of Existing Infrastructure: Existing water, sewer, natural gas and electricity services at the targeted sites are of the needed size and capacity to be re-used for the planned redevelopments. High speed fiber internet connections are also available. No additional infrastructure is needed. As an example, the former Union Carbide tank farm site has rail access, in addition to other needed infrastructure, that will be a benefit to making the property useable for industrial redevelopment.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding: Kanawha County has been facing continued population loss, due primarily to lost coal mining jobs and the closing, down-sizing, or movement of higher paying jobs to other countries by chemical companies, for multiple decades. In the past 20 years, population declines have continued due to the loss of employment opportunities within the incorporated municipalities in the target area. The following table provides examples of population losses seen throughout Kanawha County:

Municipality	2000 Population ¹	2020 Population ²	Population Decline %
Charleston	53,421	45,703	-14.5%
South Charleston	13,390	11,740	-12.3%
St. Albans	11,567	9,679	-16.3%
Marmet	1,693	1,340	-20.9%
Belle	1,259	1,094	-13.1%
Clendenin	1,116	1,083	-2.9%
Montgomery	1,942	1,489	-23.3%
Kanawha County	199,743	174,742	-12.6%

(^{1,2} population estimates from U.S. Census Bureau)

These communities are continually facing budget shortfalls and lack the capacity and expertise to seek EPA Brownfields funding despite the numerous brownfields throughout the area. In addition to the dwindling population and lost jobs, reduced income levels and increased poverty rates are eroding the available tax base of the local community governments. As the tax base has been reduced, local government spending has become entirely focused on basic services. Surplus funds do not exist for additional services such as brownfields assessment and remediation.

ii. Threats to Sensitive Populations

(1.) Health or Welfare of Sensitive Populations: Kanawha County has an aging population, with 19.4% of residents age 65 or older, and 30% of the population age 55 or older. The aging sensitive population of the area is especially susceptible to impacts to their health and welfare from the environmental contaminants suspected to be present on target area sites. By remediating and redeveloping brownfield properties, this funding will mitigate potential environmental exposures and help provide employment and increased tax base.

The economic security of the residents of this area has been reduced by the decline of the coal mining and chemical manufacturing industry. Fully one-third of the residents living in one Opportunity Zone within the target area (Census Tract 8) live in poverty, versus a WV poverty rate of 18% and a national average of 15%. Unemployment in the same Opportunity Zone over a 5-year period was 13% (2013 through 2017), double the national average of 6.5% for the same period. Children in some target neighborhoods also represent a particularly sensitive population, with up to 46% of households reported as single parent, compared to a WV average of 14.7% (data from www.enterprisecommunity.org/opportunity360).

The vacant and often derelict state of these brownfield sites also pose prominent safety concerns, as they provide a haven for illicit activities. Crime is a significant challenge for the welfare of Kanawha County. According to the Neighborhood Scout database, Charleston ranks 1 on a total crime scale of 1 to 100 (with 100 being the safest). The violent crime rate in Charleston is 12.31 violent crimes per 1,000 residents, compared to a national median of 4 per 1,000 and a WV median of 3.5 per 1,000. Violent crime rates in the vicinity of targeted brownfield properties are even higher than overall city-wide rates. This project will help Kanawha County reduce crime by facilitating the assessment, cleanup, and redevelopment of vacant and derelict brownfield sites in the target areas.

(2.) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Many of the residents in Kanawha County have lived their entire lives in the area, resulting in long-term exposure to carcinogens from mining and chemical manufacturing sites and related environmental concerns. Due to the wide-ranging chemicals historically produced, numerous studies indicate direct links between the chemicals produced and recorded health problems:

Cancer: Kanawha County Citizens have experienced disproportionate exposure to known carcinogens, including arsenic, lead, benzene, polycyclic aromatic hydrocarbons, polychlorinated bi-phenyls, and dioxin, that have been produced in the region for 100+ years. WV's age-adjusted cancer incident rate (occurrences per 100,000 residents) between 2009 and 2013 was 477.8, greater than the national rate of 456.6. Kanawha County's rate is even higher at 515.0. The average age-adjusted cancer mortality rate for WV was 190.5 (deaths per 100,000), well above the national average of 161.2 {(data from Centers for Disease Control & Prevention (CDC), 2018}.

Elevated Blood Lead Levels: Lead exposure primarily from lead-based paint and water plumbing materials is evident in Kanawha County. According to studies from the CDC, at least 1% of children in Kanawha County have elevated lead levels in their blood, higher than other parts of the state. The CDC also states that minority and/or low-income populations such as those in the target area are most likely to be impacted. Lead-based paint was banned in 1978, and lead in water plumbing materials in 1986. Since more than ~90% of homes and structures in Kanawha County were built before 1979, elevated blood lead levels are expected to continue to plague the area.

Mesothelioma: Asbestos was used for decades in chemical production facilities for insulation, building materials, and fire-retardant materials until being banned. Mesothelioma cases, directly related to inhalation of asbestos fibers, are common in WV. According to CDC statistics, the

mesothelioma death rate in WV between 1999 and 2017 was 14 per million (second highest rate in the US), and the Kanawha County rate was even higher, estimated at 19 per million.

Assessment and eventual redevelopment of brownfield properties will reduce targeted community's exposure risk to the suspected contaminants and help lower cancer incidence and mortality rates, premature death rates, and elevated blood lead levels in Kanawha County.

(3.) Disproportionately Impacted Populations: The previously documented elderly population, many on fixed incomes, disproportionately share the negative environmental consequences resulting from chemical plant operations throughout the target areas in Kanawha County. Remediation of brownfield properties will reduce potential exposure to environmental contaminants that affect the health of this sensitive population and provide new business and associated new job opportunities. The Commission has a policy of hiring local contractors, including disadvantaged business enterprises and minority and/or women-owned businesses, whenever practical and allowable by federal law {per 2 CFR 200.319(b)} and will utilize this policy for conducting site assessments and redevelopment planning activities. With associated new business opportunities upon redevelopment completion of sites, additional new jobs will become available, including potential employment to senior citizens to supplement their fixed income. The Commission and its Coalition Partners will interact with and utilize when possible local entrepreneurial entities for future new business developments.

b. Community Engagement

i. / ii. Project Involvement and Project Roles: The Commission has secured three Coalition Partners for this project: City of Charleston, City of South Charleston, and Charleston Area Alliance. The Commission and its Coalition Partners have interacted with multiple local community entities in preparation of submitting this proposal and have obtained their commitment to facilitate community engagement and project input. Roles and responsibilities of our local community partners are provided on the following table:

Entity Name	Point-of-Contact (name, phone, email)	Specific Project Role
Advantage Valley	Terrell Ellis, 304/352-1165 terrell@advantagevalley.com	Property owner engagement, public meetings participation, share web-based and social media communications on website and social media platforms, site re-use planning input, community outreach, site ranking input
South Charleston Economic Development Authority	Rick Atkinson, 304/720-5985 ratkinson@cityofsouthcharleston.com	Property owner engagement, public meetings participation, share web-based and social media communications on website and social media platforms, site re-use planning input, community outreach, site ranking input
Charleston Main Streets	Ric Cavendar, 304/767-9800 ric@charlestonmainstreets.org	Identify additional local brownfield sites, local community outreach, property owner engagement, site ranking and re-use planning input
Upper Kanawha Valley Resiliency Council	Greg Ingram, 304/442-5181 gingram@montgomerywv.gov	Identify additional local brownfield sites, local community outreach, property owner engagement, site ranking and re-use planning input
25045-A New Clendenin	Ken Tawney, 304/553-5203 ktawney@suddenlink.net	Identify additional local brownfield sites, local community outreach, property owner engagement, site ranking and re-use planning

	input
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iii. Incorporating Community Input

To involve the community and incorporate public support in the project, the Commission formed the Brownfield Community Advisory Team (BCAT) that includes one representative from each Coalition partner and local community partner. The Commission will utilize its website and social media platform to circulate public notices, press releases, and announcements for widespread project information distribution. The community based BCAT partners will interact on a regular basis with citizens within the target areas to provide an opportunity for active participation in project planning and implementation activities. This will include public meetings and related outreach activities with target area citizen organizations, brownfield property owners, local and regional financing entities, and commercial/business organizations and developers.

Initial public meetings will be held in each target community during the first quarter of the grant year to finalize a brownfields site inventory and begin to prioritize sites for assessment, and follow-up meetings will be held as needed throughout the grant period. These meetings will also be used to provide information to community attendees as well as solicit input, feedback, and concerns on the planning and implementation of grant activities in their community. Quarterly project updates will be circulated to interested meeting attendees and community organizations, providing additional public communication and feedback.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. **Description of Tasks / Activities and Outputs** – The following table provides a list of tasks and activities that will be implemented for this project, occurring over a 3-year period:

Task / Activity 1: Project Management and Reporting
i. Project Implementation: Project management, cooperative agreement oversight, and all required reporting will be conducted by the Commission. A qualified environmental professional (QEP) experienced in EPA Brownfields funded projects will be hired through a competitive bid process. This task also includes monthly QEP update meetings, site inventory updates, site selection, Assessment, Cleanup and Redevelopment Exchange System (ACRES) updates, and securing site access agreements on high-priority sites of interest. EPA funds will only be used on high-priority sites.
ii. Anticipated Project Schedule: Month 1 through Month 36
iii. Task / Activity Lead: Terrell Ellis/Commission (QEP input)
iv. Outputs: 12 quarterly reports, 12 financial status reports, 36 monthly QEP update meetings
Task / Activity 2: Public Involvement
i. Project Implementation: The Commission and its BCAT will lead public involvement efforts, assisted by the QEP. Quarterly public meetings and updates to social media and websites, project brochure, and articles for media updates are included.
ii. Anticipated Project Schedule: Month 1 through Month 36
iii. Task / Activity Leads: Terrell Ellis/Commission, BCAT Steering Committee (QEP input)
iv. Outputs: 12 steering committee meetings, 1 project brochure, 3 articles for media updates
Task / Activity 3: Site Assessments
i. Project Implementation: Phase I Environmental Site Assessments (ESA's) will be performed in accordance with ASTM Standard E1527-13 and the EPA All Appropriate Inquiry (AAI) Final Rule on the highest priority sites. Phase II ESA's will be conducted in accordance with ASTM E1903-19. Asbestos Containing Material (ACM), Lead-Based Paint (LBP) and Mold Inspections

will be completed, as needed on a “site by site” basis. A Quality Assurance Project Plan (QAPP), Sampling and Analysis Plan (SAP), and Health and Safety Plan (HSP) will be prepared and approved by EPA prior to initiation of Phase II ESA activities.
ii. Anticipated Project Schedule: Month 3 through Month 33
iii. Task / Activity Lead: QEP (with Commission input)
iv. Outputs: 18 Phase I ESA’s, 1 QAPP, 1 SAP, 1 HSP, 8 Phase II ESA’s, 10 ACM, LBP and/or mold inspections.
Task / Activity 4: Cleanup Planning and Redevelopment Planning
i. Project Implementation: After Phase II ESA’s, ACM Surveys, and/or LBP Surveys have been completed, the selected QEP will lead the development of cleanup plans on sites determined to be highest priority with applicable environmental impacts of concern. These activities will include, as needed, Analysis of Brownfield Cleanup Alternatives (ABCA), ACM / LBP / Mold abatement or management plans, structural analysis, and/or site redevelopment plans. The Commission will hire a contractor, through a competitive bid process, experienced in redevelopment of brownfield properties, to oversee redevelopment planning on high-priority sites. One third of grant funds will be spent on eligible re-use planning activities within targeted areas.
ii. Anticipated Project Schedule: Month 19 through Month 36
iii. Task / Activity Leads: Terrell Ellis/Commission, QEP (BCAT and Site Redevelopment Contractor input)
iv. Outputs: ABCA documents, ACM / LBP / Mold Abatement or Management Plans, Structural Analysis Reports, and/or Site Redevelopment Plans (12 Total Sites)

b. Cost Estimates

PROPOSED BUDGET TABLE

Budget Categories	Project Tasks				
	1-Project Management and Reporting	2-Public Involvement	3-Site Assessments	4-Cleanup / Redevelopment Planning	Total \$
Personnel	\$15,000	\$15,000			\$30,000
Travel	\$4,500				\$4,500
Supplies		\$2,400			\$2,400
Contractual	\$12,000	\$6,100	\$345,000	\$200,000	\$563,100
Total	\$31,500	\$23,500	\$345,000	\$200,000	600,000

(Note: Amounts Rounded)

TASK 1: PROJECT MANAGEMENT AND REPORTING:

Personnel Costs: 12 hours per month, 432 hours total at average rate of \$34.72/hr. = \$15,000.

Travel Costs: 2 project representatives attending 1 National EPA Brownfields Conference and 2 State Brownfields Conference (3 events, \$1,500 per event) = \$4,500.

Contractual Costs: 36 monthly meetings (36x\$200); 12 Quarterly Reports (12x\$200); quarterly ACRES updates (12x\$200) = \$12,000 (performed by QEP; Kanawha County Commission input).

TASK 2: PUBLIC INVOLVEMENT:

Personnel Costs: 12 hours per month, 432 hours total at average rate of \$34.72/hr. = \$15,000.

Supply Costs: Presentation materials, printing costs, public notices and media costs, and quarterly public meeting-related costs (12 meetings x \$200/meeting) = \$2,400.

Contractual Costs: Quarterly QEP and BCAT meetings (12x\$400); project brochure (1x\$550 printing costs), articles for media publication / media costs (3x\$250) = \$6,100.

TASK 3: SITE ASSESSMENTS:

Contractual Costs: Phase I ESAs (18x\$4,000 average cost); Phase II ESAs (8x\$29,750 average cost, includes QAPP, SAP HSP costs); ACM/LBP surveys (10x\$3,500 average cost); = \$345,000.

TASK 4: CLEANUP PLANNING AND REDEVELOPMENT PLANNING:

Contractual Costs: ABCA documents, ACM / LBP Abatement or Management Plans, Structural Analysis Reports, and/or Site Redevelopment Plans (10x\$20,000 average site cost) = \$200,000.

c. Measuring Environmental Results

The Commission will include an agenda item at each quarterly public BCAT meeting to review progress and take corrective actions when necessary to ensure the funds are expended within the 3-year project timeframe. Quarterly meetings, utilizing both virtual and in-person platforms (allowable by COVID-19 restrictions) will include reviewing community priorities and addressing any community concerns. Quarterly Reports will be submitted to EPA, detailing the outputs and outcomes of the project, sites will be entered and tracked in the ACRES database. Outputs to be tracked include the number of BCAT public meetings, environmental assessments and surveys, and redevelopment report plans. Outcomes to be tracked include community participation, number of properties assessed, acreage and number of properties ready for reuse, redevelopment funding leveraged, and jobs created.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

- i. Organizational Structure: The Kanawha County Commission consists of 3 Commissioners, one of which is elected as President. The Commission presides over all County business, and County Departments. All Commission department managers report to the County Manager and ultimately to the Commission. There are six departments of elected officials and over 430 employees.
- ii. Description of Key Staff: Kim Mallory, Grant Coordinator for the Commission, will oversee all reporting and financial records. Ms. Mallory will initiate, track and submit all billing, as well as coordinating all meetings with our various Coalition Partners and Community Groups. Consultant Terrell Ellis, who will provide project management support for this project, is a Certified Economic Development Finance Professional with over 30 years of experience in the community economic development sector. She has secured and managed over \$5 million in state and federal grant funds and is an experienced project manager. Ms. Ellis has experience managing EPA Brownfield assessment grants, including Brownfield Coalition grants.

Acquiring Additional Resources: The Kanawha County commission has a detailed Purchasing policy (available for full review) that complies with all WV and federal procurement laws, and complies with procedures detailed in 2 CFR Part 200 and EPA Rule 2 CFR Part 1500 on “Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards”, to hire a qualified environmental professional (QEP). The QEP will be experienced in EPA Brownfields Assessment grants and will assist the Commission in this project.

Prior to ordering any commodity or scheduling any service, a purchase order must be issued, unless it is determined to be an emergency. First a purchase requisition is submitted, and if approved, a Purchase Order is issued. Additionally, there is a bidding procedure based on purchase value. Based on the amount to be spent, additional approvals and a minimum of three quotes are required. The Commission’s Purchasing Policy coincides with all State and Federal procurement laws.

b. Past Performance and Accomplishments

- i. Currently Has or Previously Received an EPA Brownfields Grant: The Kanawha County Commission received a \$200,000 EPA Brownfields Assessment grant in 2002 conducting assessment activities in the Kelly's Creek Watershed, but has no current EPA Brownfields grant. The 2002 grant was an EPA Brownfields Pilot grant, with the Kelly's Creek Watershed Association being a sub-recipient. Coal mining in the Kelly's Creek Watershed has been on-going for over 100 years, resulting in thousands of acres of mining-impacted properties.
 - (1) Accomplishments: The Kelly's Creek Watershed Association conducted grant activities, with the Kanawha County Commission providing grant management and project oversight. This project initially conducted a Site Inventory of potential brownfield properties within the entire watershed. A total of 40 sites were identified, totaling more than 15,000 acres of property, and included extensive site background and history information on each site. Two environmental site assessments were conducted on identified brownfield sites and included supplemental site assessment reports. A Level I Watershed Assessment for the entire Kelly's Creek watershed was also completed. This study identified acid mine drainage as impacting all 46 streams within the Kelly's Creek Watershed. Improper residential sewage treatment was also identified as a secondary contributor to poor water quality found within the watershed.
 - (2) Compliance with Grant Requirements: The Kanawha County Commission provided grant management, and submitted required reports, including financial reports, in a timely manner. At the time of this project, ACRES reporting was not a requirement, so only quarterly reports, financial reports, and a final report were required, which were completed with no negative responses from EPA. All funds were expended on the project.



October 26, 2020

The Hon. W. Kent Carper
President
Kanawha County Commission
PO Box 3627
Charleston, WV 25336

Dear President Carper:

The City of Charleston is very pleased to be a coalition partner with the Kanawha County Commission in the proposed Community-wide Coalition Assessment Grant that is being submitted to the U.S. EPA. Thank you for this opportunity. Charleston is very focused on identifying sites and buildings that provide redevelopment opportunities for our community. This is a critical aspect of our work to revitalize our local economy. This grant would provide us with an important tool to continue this work. Please accept this letter as confirmation of our commitment to be a partner in this important effort.

Sincerely,

Lawrence J. Malone
Director
Mayor's Office of Economic
and Community Development



October 26, 2020

Commissioner W. Kent Carper
President
Kanawha County Commission
P.O Box 3627
Charleston, WV 25336

Dear Commissioner Carper:

The CADCO Foundation is very pleased to be a coalition partner with the Kanawha County Commission in the proposed Community-Wide Coalition Assessment Grant that is being submitted to the U.S. EPA. Thank you for this opportunity.

As the nonprofit arm of the county's lead economic development organization, we will use this grant to identify and assess the many sites and buildings that provide redevelopment opportunities for our community. This is a critical aspect of our work to revitalize our local economy. Please accept this letter as confirmation of our commitment to be a partner in this important work.

Sincerely,

A handwritten signature in black ink that reads "Steven M. Rubin".

Steven M. Rubin
President/CEO
CADCO Foundation

INTRODUCED BY:

Frank A. Mullens, Jr., Mayor

RESOLUTION NO:

1928

REFERRED TO:

APPROVED ON:

10-15-2020

RESOLUTION AUTHORIZING CITY OFFICIALS TO TAKE ANY AND ALL ACTIONS NECESSARY TO APPLY FOR AND ACCEPT GRANTS FROM THE UNITED STATES DEPARTMENT OF ENVIRONMENTAL PROTECTION AGENCY FOR THE CITY OF SOUTH CHARLESTON AS A PARTNER WITH THE KANAWHA COUNTY COMMISSION AS THE LEAD APPLICANT

WHEREAS, the City of South Charleston is eligible to apply for a grants through the U.S. Environmental Protection Agency in partnership with the Kanawha County Commission, the City of Charleston and the Charleston Area Alliance Foundation, and;

WHEREAS, the funds will provide to retain professional services for environmental assessment, and redevelopment planning of Brownfield Sites, and;

WHEREAS, The grant application will be for a total amount of Six Hundred Thousand Dollars (\$600,000.00) and the funding period is three years with the Kanawha County Commission being the lead applicant for the grant, and;

WHEREAS, South Charleston Municipal Code § 115.05 requires City Council approve any federal or state grant proposal prior to acceptance; and

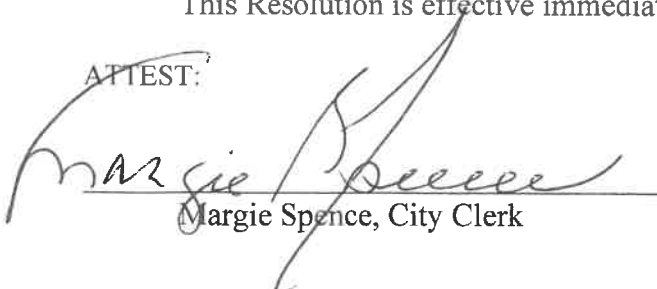
WHEREAS, City Council, upon the recommendation of the Mayor, City Engineer and City Manager, find that acceptance of the USEPA Brownfield Assessment Grant is in the best interests of the City of South Charleston.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH CHARLESTON THAT:

The Mayor, City Attorney, City Treasurer, City Manager, and City Clerk are authorized to accept on behalf of the City of South Charleston a grant from USEPA for the City of South Charleston and to enter into a Memorandum of Understanding with the Kanawha County Commission to administer the grant in accordance with the grant agreement.

This Resolution is effective immediately upon passage.

ATTEST:


Margie Spence, City Clerk


Frank A. Mullens, Mayor

At a Regular Session of the County Commission of Kanawha County, West Virginia, held at the Courthouse thereof, on the 20th day of October, 2020, the following Order was made and entered:

SUBJECT: Order authorizing the County Commission to submit a Grant Application to the EPA for a three-year Brownfields Grant in the amount of \$600,000.

The following Motion was offered by W. Kent Carper, Commissioner:

The County Commission of Kanawha County, West Virginia, hereby authorizes the submission of a Grant Application to the EPA for a three-year Brownfields Grant in the amount of \$600,000. (Signature page attached hereto)

The adoption of the foregoing Motion having been moved by

W. Kent Carper, Commissioner, and duly seconded by

Ben Salango, Commissioner, the vote thereon was as follows:

W. Kent Carper, President AYE

Henry C. Shores, Commissioner AYE

Ben Salango, Commissioner AYE

WHEREUPON, W. Kent Carper, President declared said Motion duly adopted; and it is therefore **ADJUDGED** and **ORDERED** that said motion be, and the same is hereby adopted.




W. Kent Carper, President



Henry C. Shores, Commissioner



Ben Salango, Commissioner

Approved by: 

Marc J. Slotnick, County Attorney

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/27/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Kanawha County Commission

* b. Employer/Taxpayer Identification Number (EIN/TIN):

(b) (6)

* c. Organizational DUNS:

0726682130000

d. Address:

* Street1:

PO Box 3627

Street2:

* City:

Charleston

County/Parish:

Kanawha

* State:

WV: West Virginia

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

25336-3627

e. Organizational Unit:

Department Name:

Kanawha County Commission

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Kimberly

Middle Name:

* Last Name:

Mallory

Suffix:

Title:

Grant Coordinator

Organizational Affiliation:

* Telephone Number:

304-357-9147

Fax Number:

304-357-0788

* Email:

kimmallory@kanawha.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1242-Narrative.docx

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

This grant will provide us with the tools to identify and assess the many sites and buildings that provide redevelopment opportunities for our community.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant WV-002

* b. Program/Project WV-002

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2021

* b. End Date: 09/30/2024

18. Estimated Funding (\$):

* a. Federal	6,000,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	6,000,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: William

Middle Name: Kent

* Last Name: Carper

Suffix:

* Title: President, Kanawha County Commission

* Telephone Number: 304-357-0101 Fax Number: 304-357-0788

* Email: kent@kanawha.us

* Signature of Authorized Representative: Kimberly L Mallory * Date Signed: 10/27/2020